

RETAIL NUNEATON

Unit 2B2, Ropewalk Shopping Centre



SHOP TO LET

LOCATION

Ropewalk Shopping Centre is Nuneaton's principle retail destination benefiting from over 37 shops and restaurants. It is anchored by **H&M, TK Maxx, Next, New Look** and **TJ Hughes** with national retailers including **Topshop, River Island, The Body Shop, Costa** and **Pandora**.

SITUATION

Unit 2B2 is situated on the upper floor adjacent to the only entrance to the car park, being in close proximity to **TK Maxx, TJ Hughes, Supercuts** and **Subway** amongst others.

LEASE

The property is available by way of a new full repairing and insuring lease.

RENT

£22,000 pax

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

A copy of the energy performance certificate is available on request.

BUSINESS RATES

This information is for guidance only. Interested parties are advised to verify figures with the local authority.

ACCOMMODATION

Ground Floor	645 sq ft	59.9 sq m
Internal width	14 ft 1 ins	4.32 m
Internal depth	54 ft	16.46 m
Frontage	9 ft 8 ins	3.017 m

BUSINESS RATES & SERVICE CHARGE

Rateable Value	£9,900
Rates Payable (2017/18)	£4,742
Service Charge (2016/17)	£3,130

VIEWING

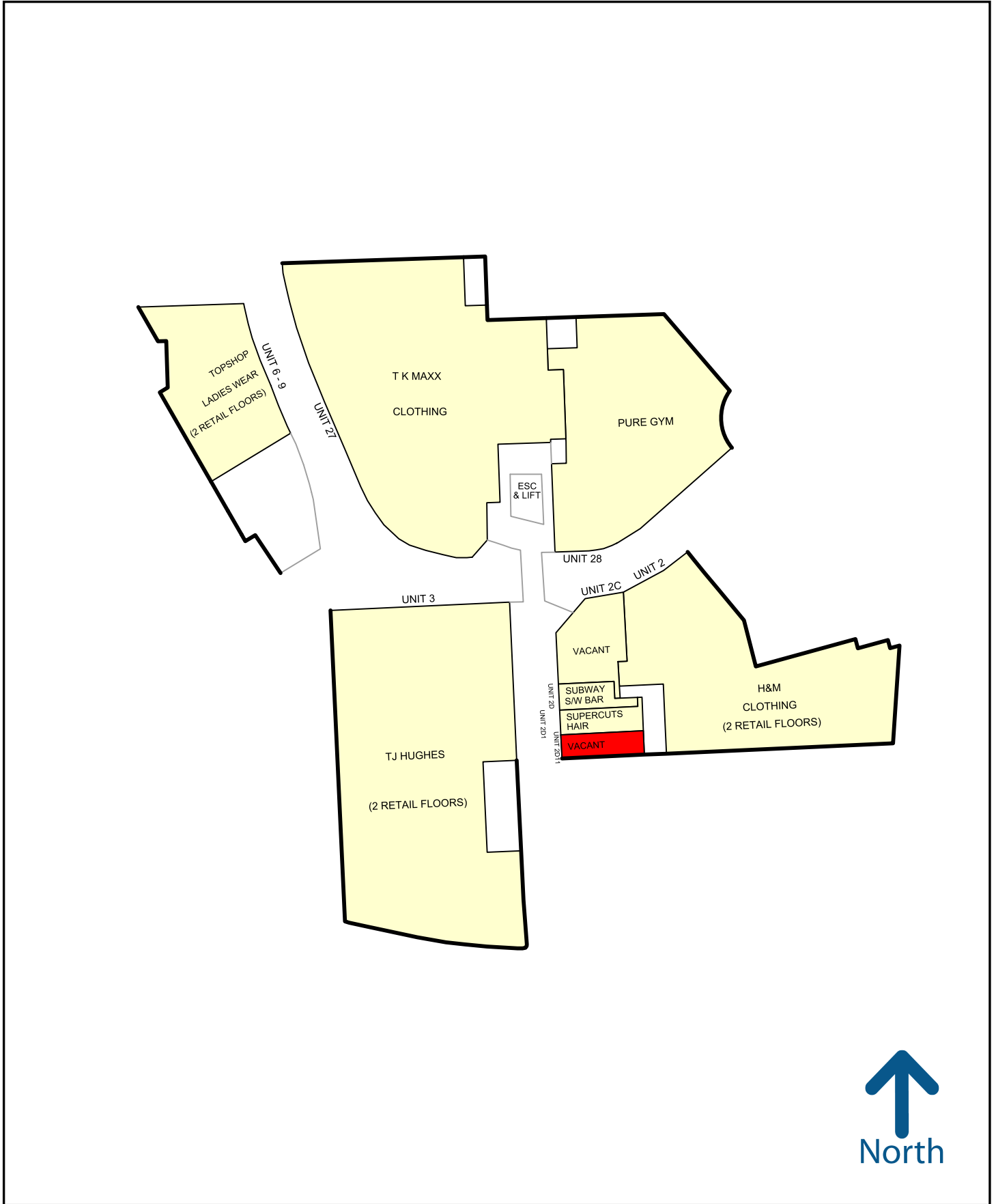
For further information or to arrange a viewing, please contact:

BWD

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50 metres



Experian Goad Plan Created: 15/11/2017
Created By: Bidwell Webber De Pons Ltd